

MINUTES OF THE ANNUAL MEETING
PURSUANT TO § 32-1-903(6), C.R.S.
OF THE BOARD OF DIRECTORS OF
LEYDEN ROCK METROPOLITAN DISTRICT

Held: Tuesday, July 15th, 2025 at 5:30 p.m.

The meeting was held at 17685 W. 83rd Dr., Arvada, CO and via Zoom.

Attendance

The meeting was held in accordance with the laws of the State of Colorado. The following directors were in attendance:

Brett Vernon **arrived where indicated*
Jeff Cunningham
Robert Betts

Director Plummer and Director Ardiata were absent and excused.

Also present were: Tate E. Crosby, Esq., WBA, PC; Christine Ahern, AdvanceHOA Management; and Wendy McFarland, Pinnacle Consulting Group, Inc.

Call to Order:

The meeting was called to order at 5:34 p.m.

**Presentation Regarding
the Status of Public
Infrastructure Projects
within the District**

Ms. Ahern presented the status of Public Infrastructure Projects within the District. Ms. Ahern noted the District is contracting for Capital Projects within the community.

No action was taken by the Board.

**Presentation Regarding
Outstanding Bonds (if
necessary)**

Ms. McFarland presented the Outstanding Bonds noting an effective interest rate of bonds is 1.9%.

No action was taken by the Board.

**Review of Unaudited
Financial Statements**

Ms. McFarland presented the Unaudited Financial Statements.

No action was taken by the Board.

**Director Vernon arrived*

Open Floor for Questions

None.

Adjournment

Upon a motion duly made, seconded, and upon vote, unanimously carried, the meeting was adjourned.

The foregoing constitutes a true and correct copy of the minutes of the above-referenced meeting.

RB

Robert Betts (Aug 27, 2025 07:06:02 MDT)

Secretary for the Meeting